143.0	0005	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	731,800 /	731,800
USE VALUE:	731,800 /	731,800
ASSESSED:	731,800 /	731,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHALLER TERRY K--ETAL
Owner 2:	ROGERS KATHLEEN B
Owner 3:	
Street 1:	49 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5275.000	265,400	3,800	462,600	731,800
Total Card	0.121	265,400	3,800	462,600	731,800
Total Parcel	0.121	265,400	3,800	462,600	731,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.52 | /Parcel: 458.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92857
GIS Ref	
GIS Ref	
Insp Date	06/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 143.0-0005-0007.0

!11115!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	265,400	3800	5,275.	462,600	731,800		Year end	12/23/2021
2021	101	FV	257,600	3800	5,275.	462,600	724,000		Year End Roll	12/10/2020
2020	101	FV	257,700	3800	5,275.	462,600	724,100	724,100	Year End Roll	12/18/2019
2019	101	FV	221,700	3800	5,275.	433,700	659,200	659,200	Year End Roll	1/3/2019
2018	101	FV	228,800	3800	5,275.	358,500	591,100	591,100	Year End Roll	12/20/2017
2017	101	FV	228,800	3800	5,275.	329,600	562,200	562,200	Year End Roll	1/3/2017
2016	101	FV	228,800	3800	5,275.	300,700	533,300	533,300	Year End	1/4/2016
2015	101	FV	216,400	3800	5,275.	294,900	515,100	515,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:56:14

LAST REV

Date	Time
02/10/21	11:24:06
danam	

USER DEFINED

Prior Id # 1:	92857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11115

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20765-113		9/1/1990		227,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2020	1628		30,272	C				
5/24/2016	666	Redo Bas	22,765					Reno Basement
5/15/2014	435	Redo Kit	86,595					
9/29/2011	1209	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	PH	Patrick H
6/9/2018	TTL REFUSAL	HS	Hanne S
6/17/2014	Info Fm Prmt	PC	PHIL C
11/11/2008	Meas/Inspect	163	PATRIOT
1/6/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5275		Sq. Ft.	Site		0	80.	1.10	9									462,601						462,600	

Total AC/HA:	0.12110	Total SF/SM:	5275	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	462,601	Spl Credit		Total: 462,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	171.565
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360638
Depreciation:	95208
Depreciated Total:	265430

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

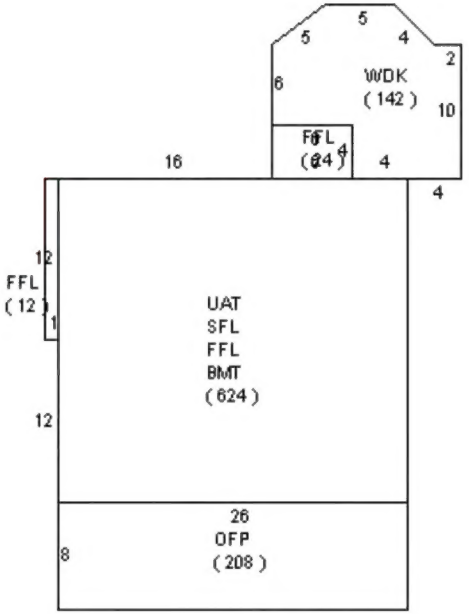
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.56
Special Features:	0	Val/Su Net:	109.94
Final Total:	265400	Val/Su SzAd	206.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	660	171.560	113,233
BMT	Basement	624	59.830	37,336
SFL	Second Floor	624	171.560	107,056
OFP	Open Porch	208	23.880	4,968
UAT	Upper Attic	156	120.100	18,735
WDK	Deck	142	12.750	1,810

Net Sketched Area:	2,414			Total:	283,138
Size Ad	1284	Gross Area	2882	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1931	19.13	T	50	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:	Total: 3,800